

*CPAM 2007-0001, Housing Policies
Planning Commission Worksession
June 4, 2007*

DRAFT POLICIES	COUNTY STAFF COMMENT ¹ (Green text)	Planning Commission Notes/Agreement
<p>Introductory Text</p> <p><u>In July 2005, the Board of Supervisors appointed a twelve member Housing Advisory Board to study the supply and demand for affordable housing and recommend housing policies and programs to address the County's needs. The Housing Advisory Board commissioned the AECOM² study that compared the County's housing supply with existing and projected job growth to determine whether there are workers in the County who live elsewhere because there is a shortage of affordable housing.</u></p> <p><u>The study's principal conclusion, drawn from a comparison of thirty-one peer counties with similar populations, relatively high earnings, and suburban characteristics, determined that there is a shortage of both rental and for-sale units available for Loudoun's workers. This shortage results in a disproportionate number of workers in four major sectors of the County's economy, (retail, local government including teachers, police and firefighters, warehouse and transportation including Dulles Airport) who represent approximately 44% of the workforce, commuting into Loudoun for employment. The study shows that the average annual salary for workers in these industries in 2005 does not provide adequate income to support the average price of a new or existing housing unit, which is \$568,959. The study estimates that in 2003, an additional 12,578 housing units were required to house these selected in-commuting workers in the industries in which a disproportionately large amount of in-commuting occurred. That figure is projected to increase to 29,836 units by 2030, for these workers.</u></p> <p><u>As Loudoun County's population grows, additional workers are needed in most of the affected industries, exacerbating the housing affordability problem. The study also shows that approximately 50% of Loudoun's residents commute to relatively</u></p>	<p>This type of background discussion is not typically included as narrative in the Revised General Plan. Staff suggests this information be included in the public file as background research/study material on the Plan amendment and deleted from the proposed policies.</p>	

¹ Includes comments from the following County agencies/departments: Area Agency on Aging; County Administration; Economic Development; Family Services; Financial Mgt.; Planning; and Zoning.

² Basic Housing and Employment Data and Projections; AECOM Consult; June 2006.

CPAM 2007-0001, Housing Policies
Planning Commission Worksession
June 4, 2007

	COUNTY STAFF COMMENT ¹ (Green text)	Planning Commission Notes/Agreement
<p>DRAFT POLICIES</p> <p><u>high paying jobs outside the County, in the federal government, educational and health services, and information industries. The higher priced housing being produced in the County may be more affordable to out-commuting workers.</u></p> <p><u>The AECOM study identifies a shortage in rental housing options that is expected to worsen over time for households up to 60% of the Washington Metropolitan Statistical Area Median Income (AMI). The AMI is \$89,300 for 2005. Over time, the rental housing shortage is expected to worsen for households at incomes from 10% to 50% AMI with the most severe shortage in 2030 for households at 50% AMI. Likewise, the study shows that there is a shortage of affordable homeownership opportunities for households from 50% to 100% AMI that will worsen over time, especially for incomes at 80% AMI. The study showed that a majority of Loudoun County households earns more than 125% AMI. However, to maintain a healthy, vigorous economy, Loudoun's business community needs an adequate workforce which has a variety of housing options for workers of all industries and all income levels.</u></p>		
<p>Housing Policies</p> <p><u>Guiding Principles Policies</u></p>		
<p><u>1. The County seeks to promote housing options for all people who work in Loudoun.</u></p>	<p><u>1. The County seeks to promote housing options for all people who live and work in Loudoun.</u></p>	
<p><u>2. County policies and programs will focus on the unmet housing needs of households earning up to 100% of the Washington Metropolitan Area Median Income (AMI) as that is the area of greatest need.</u></p>	<p>Staff agrees with the suggested policy.</p>	

*CPAM 2007-0001, Housing Policies
Planning Commission Worksession
June 4, 2007*

DRAFT POLICIES	COUNTY STAFF COMMENT ¹ (Green text)	Planning Commission Notes/Agreement
3. The County will estimate unmet housing needs and housing programs will be evaluated for their effectiveness in addressing those needs.	3. The County will regularly examine and estimate unmet housing needs and housing programs will be evaluated for their effectiveness in addressing those needs.	
4. Housing that is developed to fulfill unmet housing needs should be located near existing or planned employment centers, community centers, transit routes, and amenities.	4. Housing that is developed to fulfill unmet housing needs should be located near existing or planned employment centers, community centers, transit routes, and amenities.	
5. The County is committed to bring all existing substandard affordable housing up to current health and safety standards.	Staff agrees with the suggested policy.	
2.6. The County encourages a variety of housing types and innovative designs to be developed in mixed-use communities to assist in achieving affordable housing goals. fulfilling unmet housing needs.	2.6. The County encourages a variety of housing types and innovative designs to be developed in mixed-use communities to assist in achieving affordable housing goals. fulfilling unmet housing needs throughout the County.	
3.7. The County will require a mix of housing options appropriately located in communities to support a balanced development program.	No suggested change.	
6. The maintenance, conservation, redevelopment and improvement of existing residential development will be preferable development tools vs. new development on formerly	The deleted policy is not clear and staff agrees it should be deleted. However, staff is concerned that none of the recommended policies speak to the issue of conversion of commercial land for residential uses. The Commission may wish	

*CPAM 2007-0001, Housing Policies
Planning Commission Worksession
June 4, 2007*

DRAFT POLICIES	COUNTY STAFF COMMENT ¹ (Green text)	Planning Commission Notes/Agreement
non-residential land.	to consider a policy that does not support conversion of commercial land for residential purposes.	
11. The County will seek state enabling legislation to eliminate the exemption from the ADU Ordinance of buildings with elevators that are four stories or higher.	This policy has been combined and addressed in the Legislation Policies. Staff agrees with the deletion.	
19. The County endorses the formation and operation of a not-for-profit housing corporation to deliver affordable housing units that meet the Board of Supervisors' definition of affordable for sale and for rent units and provide for the housing needs of special populations.	This policy has been combined and addressed in the Legislation Policies. Staff agrees with the deletion	
20.8. The County will encourage the formation of public and private partnerships to develop <u>ment of</u> housing for special <u>needs</u> populations that are integrated within existing and planned residential communities, particularly in areas within walking distance of convenience shopping and employment opportunities.	20.8. The County will encourage the formation of public and private partnerships to develop <u>ment of</u> housing for special <u>needs</u> populations that are integrated within existing and planned residential communities, particularly in areas within walking distance of convenience shopping and employment opportunities, transit, and amenities.	
22.9. The County will promote the formation of public and private partnerships for the provision of an affordable range of housing types throughout the County, to address the needs of lower income families by facilitating the private provision of this housing in the County's regulations and by assisting in the utilization of state and federal programs.	This policy is repetitive with Guiding Principles Policy #1 above. Staff recommends deletion of this policy. 22.9. The County will promote the formation of public and private partnerships for the provision of an affordable range of housing types throughout the County, to address the needs of lower income families by facilitating the private provision of this housing in the County's regulations and by assisting in the utilization of state and federal programs.	

*CPAM 2007-0001, Housing Policies
Planning Commission Worksession
June 4, 2007*

DRAFT POLICIES	COUNTY STAFF COMMENT ¹ (Green text)	Planning Commission Notes/Agreement
<u>23.10.</u> The County will promote the formation of public and private partnerships for the provision of an affordable range of housing types throughout the County to address the needs of lower income families by <u>and</u> facilitate ing the private provision of this housing in the County's regulations and by assisting in the utilization of state and federal programs.	<u>23.10.</u> The County will promote the formation of public and private partnerships for the provision of an affordable range of housing types throughout the County to address the needs of lower income families by <u>and</u> facilitate ing the private provision of this housing in the County's regulations and by assisting in the utilization of state and federal housing programs.	
<u>11. The County supports the development of housing and of communities that apply universal design principles; defined as the simple design of both products and the built environment to be usable by people of all ages and abilities at little or no extra cost.</u>	The proposed policy is consistent with and supplements the Retirement Housing policies of the <u>Revised General Plan</u>. Staff agrees with the proposed policy.	
<u>12. The County encourages development that utilizes energy efficient design and construction principles, promotes high performance and sustainable buildings, and minimizes construction waste and other negative environmental impacts.</u>	Staff agrees with the proposed policy.	
<u>Housing Supply Policies</u>		
<u>4.1.</u> The County will identify options for <u>addressing</u> affordable housing development <u>unmet housing needs</u> in the Transition Policy Area not covered by the ADU zoning ordinance and work toward an implementation plan.	<u>4.1.</u> The County will identify options for <u>addressing</u> affordable housing development <u>unmet housing needs</u> in the Transition Policy Area not covered by the ADU zoning ordinance and work toward an implementation plan.	
<u>7.2.</u> The County will encourage preservation by adaptive re-use of existing rural farm structures, such as barns, for the	No suggested change.	

*CPAM 2007-0001, Housing Policies
Planning Commission Worksession
June 4, 2007*

	COUNTY STAFF COMMENT ¹ (Green text)	Planning Commission Notes/Agreement
DRAFT POLICIES		
development of affordable dwelling units, as defined in the Zoning Ordinance and in accordance with the policies in the <i>Revised General Plan</i> .		
<u>Cooperation Policies</u>		
1. The County will initiate a regional cooperative effort with neighboring jurisdictions to establish a dialogue and programs to address the provision of a healthy balance of jobs and housing in each jurisdiction.	No suggested change.	
<u>5.2.</u> The County will provide technical planning expertise and financial support to the Towns to assist them in establishing redevelopment and revitalization programs that provide affordable housing. Such programs might include a revitalization tax program, housing rehabilitation, the development of regulations that allow for a broad range of housing types and upper story residential uses over stores, etc.	No suggested change.	
<u>15.3.</u> The County will work in partnership with nonprofit and not-for-profit agencies committed to the provision of a wide range of affordable housing opportunities by offering technical and financial assistance.	<u>15.3.</u> The County will work in partnership with nonprofit, public and private sector and not-for-profit agencies committed to the provision of a wide range of affordable housing opportunities by offering technical and financial assistance.	

*CPAM 2007-0001, Housing Policies
Planning Commission Worksession
June 4, 2007*

DRAFT POLICIES	COUNTY STAFF COMMENT ¹ (Green text)	Planning Commission Notes/Agreement
<u>Funding Policies</u>		
13.1. Developers of residential and mixed-use projects are encouraged to include affordable housing proffers <u>to fulfill unmet housing needs</u> in their development proposals.	13.1. Developers of residential and mixed-use projects are encouraged to include affordable housing proffers funding commitments <u>to fulfill unmet housing needs</u> in their development proposals.	
14.2. The County will establish a housing trust fund to provide a stable, broad-based funding source for affordable housing initiatives. The housing trust fund can be used to leverage federal, state, and other funding sources, provide down payments for first time home buyers, to purchase land for the development of affordable housing, for construction gap financing, and rental assistance, etc. <u>through a dedicated revenue source such as a portion of the County property tax or the recordation tax, to address unmet housing needs. The fund will be evaluated annually to determine its effectiveness and efficiency.</u>	14.2. The County will establish a housing trust fund to provide a stable, broad-based funding source for affordable housing initiatives. The housing trust fund can be used to leverage federal, state, and other funding sources, provide down payments for first time home buyers, to purchase land for the development of affordable housing, for construction gap financing, and rental assistance, etc. <u>through a dedicated revenue source such as a portion of the County property tax or the recordation tax, to address unmet housing needs. The fund will be evaluated annually to determine its effectiveness and efficiency.</u>	
<u>Programs and Incentives Policies</u>		
1. <u>The County will encourage the creation of programs, tools and incentives both publicly and privately developed that will fulfill unmet housing needs.</u>	Staff agrees with the proposed policy.	
12.2. The County will provide special incentives to stimulate	12.2. The County will provide special incentives to stimulate the development of new	

*CPAM 2007-0001, Housing Policies
Planning Commission Worksession
June 4, 2007*

DRAFT POLICIES	COUNTY STAFF COMMENT ¹ (Green text)	Planning Commission Notes/Agreement
the development of new housing projects when the applicant demonstrates the capacity to ea ffect economic efficiencies in producing and sustaining <u>affordable</u> rents and or sale prices <u>over time</u> that meet the County's adopted definition of affordable.	housing projects when the applicant demonstrates the capacity to ea ffect economic efficiencies in producing and sustaining <u>affordable</u> rents and or sale prices <u>over time</u> that meet the County's adopted definition of affordable.	
17.3. The County will <u>adopt or</u> develop and implement an employer-assisted housing program to help meet workers' housing needs.	Staff agrees with the proposed policy.	
18.4. The County will develop and implement a revitalization tax program for housing rehabilitation to conserve existing affordable housing.	No suggested change.	
5. <u>The County will consider establishing incentives, such as density bonuses or transfers; expedited application review; reductions or waiver of permit, development, and infrastructure fees or capital facilities contributions; tax abatements; and zoning modifications to meet annual housing goals and objectives.</u>	5. The County will consider <u>a process for establishing incentives, such as which might include density bonuses or transfers; expedited application review; reductions or waiver of permit, development, and infrastructure fees or capital facilities contributions; tax abatements; and zoning modifications to meet annual housing goals and objectives.</u>	
6. <u>The County will develop and maintain an inventory of publicly owned land that could be suitable for residential use</u>	6. <u>The County will consider develop and maintain an inventory of publicly owned land that could be suitable for residential use and development to</u>	

*CPAM 2007-0001, Housing Policies
Planning Commission Worksession
June 4, 2007*

DRAFT POLICIES	COUNTY STAFF COMMENT ¹ (Green text)	Planning Commission Notes/Agreement
<u>and development to address unmet housing needs. Priority on the use of this land should be given to special needs housing and households at less than 70% of area median income.</u>	<u>address unmet housing needs.</u> <u>Separate out as new policy:</u> <u>In using public land, the housing priority</u> Priority on the use of this land should be given to special needs housing and households at less than 70% of area median income.	
<u>7. The County promotes the recognition of good design and innovation in affordable housing by the Design Cabinet, County programs, and other channels.</u>	Staff agrees with the proposed policy.	
<u>Legislation Policies</u>		
8.1. The County requires that for land development applications proposing development of 50 or more dwelling units with a density greater than one dwelling unit per acre, located in an approved sewer service area, a percentage of the total number of dwellings will be developed as affordable units and given an appropriate density increase. The County will determine an average annual affordable housing production level by evaluating the affordable home ownership and rental needs of the projected population as relates to the County's fiscal capability to provide public services to new residential development.	Staff agrees with the proposed policy.	
<u>9.2. The County will seek state enabling legislation to allow for the provision</u> require the development of affordable dwelling	<u>9.2. The County will seek</u> state enabling legislation <u>to allow for the provision</u> require the development of affordable dwelling units as part of in <u>developments less than 50</u>	

*CPAM 2007-0001, Housing Policies
Planning Commission Worksession
June 4, 2007*

DRAFT POLICIES	COUNTY STAFF COMMENT ¹ (Green text)	Planning Commission Notes/Agreement
units as part of <u>in</u> developments less than 50 units. <u>as well as buildings four stories or greater with elevators.</u>	<u>units. as well as buildings four stories or greater with elevators.</u>	
<u>10.3.</u> The County will strengthen ADU Program regulations to do as much as the state code allows to require the development of affordable housing that is interspersed within neighborhoods, communities and throughout the County as a part of new development.	No suggested change.	
<u>16.4.</u> The County will establish a Housing Authority as provided for by the State Code to develop new affordable housing, rehabilitate housing, and revitalize community infrastructure. <u>Until such time as a Housing Authority is established, the County encourages the Industrial Development Authority to exercise its authority to assist with tax exempt bond financing, leverage gap financing and stimulate cooperative partnerships toward the preservation and production of housing to address unmet needs.</u>	Staff is available to discuss Va. State Code requirements/powers of a Housing Authority at the June 4, 2007 Worksession.	
<u>21.5.</u> The County will amend the Zoning Ordinance to expand the number of districts where manufactured housing, accessory units, and other alternative housing types are allowed.	No suggested change.	

CPAM 2007-0001, Housing Policies
Planning Commission Worksession
June 4, 2007

DRAFT POLICIES	COUNTY STAFF COMMENT ¹ (Green text)	Planning Commission Notes/Agreement
	<p><u>GLOSSARY</u></p> <p>Staff recommends a definition for unmet housing needs be added to the Glossary of the <u>Revised General Plan</u> in conjunction with the proposed housing policies. Proposed definition:</p> <p><u>Unmet Housing Needs: households earning up to 100% of the Washington Metropolitan Area Median Income (AMI).</u></p>	